

Eastern Land Survey Associates, Inc.

Professional Land Surveyors & Civil Engineers

ESSEX SURVEY SERVICE

1958 - 1986

OSBORN PALMER

1911 - 1970

BRADFORD & WEED

1885 - 1972

January 16, 2014

Town of Acton
Zoning Board of Appeals
472 Main Street
Acton, MA 01720

RE: F 16387
POST OFFICE SQUARE
ACTON, MA
MAP E-4, PARCEL 59-1

Dear Board Members:

1. The proposed development will require >5,000 Gallons-per-day (GPD), and/or the proposed connection to existing water infrastructure is >2", the owner, or owner's representative, must submit a "Water Impact Report" per Appendix 2 of Acton Water District (AWD) "Rules & Regulations". Additional comments on water efficiency and use reduction will be reserved until the Report is submitted.
1. Preparation of a Water Impact Report is in progress and that report will be submitted to the Acton Water District and the Zoning Board of Appeals under separate cover.
2. The application erroneously annotates water connection fees at \$2,287/unit, or $\$2,287 \times 12 = \$27,444$. Actual fees are \$5,040/unit, yielding $\$5,040 \times 12 = \$60,480$. In addition to this, as part of the construction costs, the developer should consider the additional cost of time + materials for setting the water meter, approximately \$600/unit.
2. This matter has been referred to applicant's legal counsel.
3. All water mains, services, appurtenances and installation of such must comply with AWD specifications.
3. Please see revised Note 3 on Sheet 6 of the revised Plan.
4. A proposed "As-Built" plan of the water infrastructure must be submitted, reviewed and approved by AWD prior to any installation of said infrastructure.
4. Please see Note 14 on Sheet 6 of the revised Plan. Sheet 5 is presumed to satisfy this requirement.

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5. A final "As-Built" plan denoting exact locations of all water infrastructure will be submitted by the contractor prior to filling of any water mains for pressure test or disinfection per AWD specifications.

5. Please see Note 15 on Sheet 6 of the revised Plan.

6. The portion of the storm water management system draining the cul de sac and lots 6-11 calls for the installation of a stormceptor device prior to recharge. The location of this device was not found on the plans. As this will discharge in the Zone 2 groundwater protection district, it must be included and lots 6-11 should include a deed restriction prohibiting the use of lawn chemicals and synthetic fertilizers. Alternatively, efforts should be made to discharge this portion of the site utilizing the existing drainage system located on Post Office Square and discharging to the Zone 3 groundwater protection district.

6, The stormceptor location is noted on Sheets 5 and 7 of the revised Plan. The matter of a deed restriction as to Lots 6-11 has been referred to applicant's legal counsel. The design, as presented, will remain, given the grading of the site and capacity of the existing private system serving Post Office Square.

7. Lots 5-7 are planned to infiltrate some roof runoff. Additional efforts should be made to infiltrate roof runoff on the remaining lots, thus reducing the volume of runoff to be discharged off-site or imported to the portion of the site located in the Zone 2 groundwater protection district.

7. Roof recharge systems have been added to Lots 8, 9 and 10 as shown on Sheet 4 of the revised Plan.

Please feel free to direct any questions relative to these responses or the revised Plans to the undersigned.

Sincerely,

Christopher R. Mello, PLS
President

CRM:lc

cc: Mr. Philip Singleton
Attorney John Keilty
Mr. Chris Allen – Acton Water Department